



John Taylor's

7 Biggest Annual Property Inspection Issues of 2017

(so far)

**Brought to you by Senior Code Compliance
Officer John (all business, all the time) Taylor**

Three inch screws for dead bolt strike plates.

3" SCREWS REQUIRED ON DEAD BOLT STRIKER PLATES COA UNIFORM HOUSING CODE 1302. A

Deadbolts Required

1. Each exterior door of a dwelling unit within a multi-family dwelling shall be ***equipped with a deadbolt lock***. Sliding glass doors, screen doors and garage doors are exempt from this requirement. Doors between the living area of a dwelling unit and its garage are included.
2. Each strike plate of a required deadbolt lock shall be metal and ***secured by two (2) or more metal screws of a minimum length of three inches (3")***.



Smoke detector in sleeping rooms improperly placed too close to blowing registers. They can be installed no closer than 3ft.

SMOKE DETECTORS

2009 INTERNATIONAL FIRE CODE® 907.2.11.2

Installation

Manufacturers Recommendations - Smoke alarms should typically be mounted on the ceiling no closer than 6" from the wall; wall mounts should be no closer than 6" to the ceiling and no lower than 12" down. ***Not to be installed within 3ft of any draft areas or blowing register.*** Wired simultaneously under new construction. Call the Arlington Fire Department if you are unsure about placement.



Garbage disposal clamps missing on service pig tail wire.

HAZARDOUS WIRING

UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(E).

Hazardous Wiring.

All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.



Exhaust fans not working in rest rooms. Required unless room is equipped with a window.

HAZARDOUS MECHANICAL EQUIPMENT

UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(G).

Hazardous Mechanical Equipment.

All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition. ***All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.***



Air handler compartments compromised,
voids or cavities with holes.

HAZARDOUS MECHANICAL EQUIPMENT

UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(G).

INTERNATIONAL MECHANICAL CODE

602.1 General. A plenum is an enclosed portion of the building structure that is designed to allow air movement, and thereby serve as part of the air distribution system. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below a floor, attic spaces and mechanical equipment rooms.

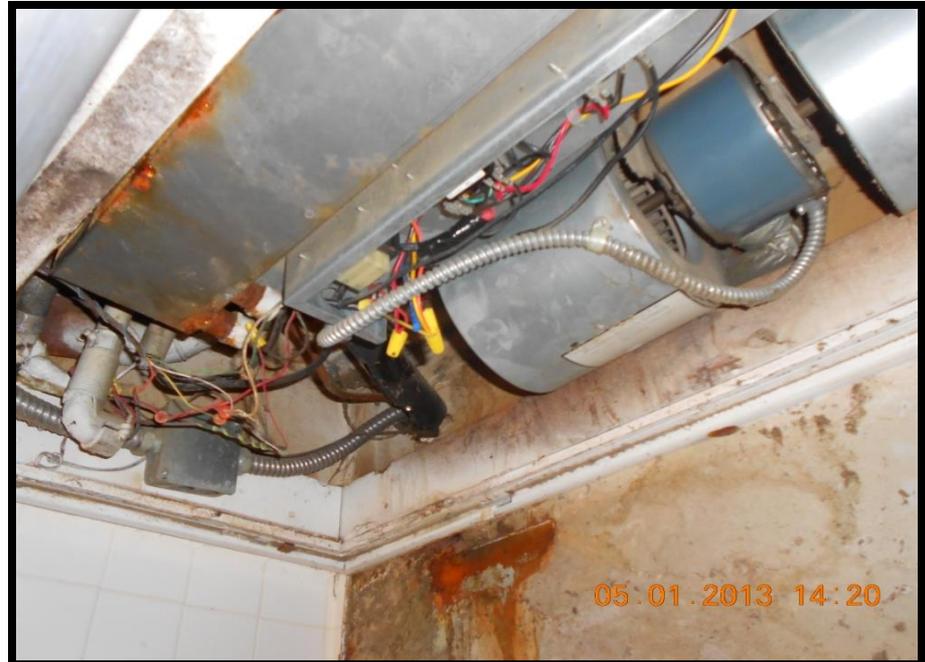
604. 6 Duct coverings shall not penetrate wall or floor required to have fire resistance rating or required to be fire blocked.

Air handler covers missing.

UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(G).

Hazardous Mechanical Equipment.

All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition. ***All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.***



Sliding glass door pin lock missing. Charley bars are allowed ***with pin locks but not instead of.***

**FAILURE TO INSTALL AND/OR MAINTAIN PIN LOCKS
UNIFORM HOUSING CODE, ARTICLE XIII, SECTION 1302.B.**

Pin Locks Required.

Each exterior sliding glass door of a dwelling unit within a multifamily dwelling shall be equipped with a pin lock. Pin locks that are installed after the effective date of this ordinance shall comply with the requirements of Subsection (B)(3).

Pin locks shall be installed so that the pin passes through the frames of both the stationary and sliding halves of the door. A pin lock shall be installed not more than eighteen inches (18") from the bottom frame of the door.

